

167.A

0002

0176.1

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 538,500 /

USE VALUE: 538,500 /

ASSESSed: 538,500 /

Total Card /

Total Parcel

538,500

538,500

538,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
176		PARK AVE, ARLINGTON

OWNERSHIP

Owner 1:	CASTILLO ROBERT				
Owner 2:					
Owner 3:					
Street 1:	176 PARK AVE UNIT 1				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02476	Type:			

PREVIOUS OWNER

Owner 1:	YANOFISKY LAURE Z -		
Owner 2:	-		
Street 1:	176 PARK AVE UNIT 1		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1922, having primarily Wood Shingle Exterior and 1179 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7305																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	535,200	3,300		538,500
Total Card	0.000	535,200	3,300		538,500
Total Parcel	0.000	535,200	3,300		538,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:	456.74	/Parcel:	456.7

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	527,300	3300	.		530,600	530,600	Year End Roll	12/18/2019
2019	102	FV	540,000	3300	.		543,300	543,300	Year End Roll	1/3/2019
2018	102	FV	478,000	3300	.		481,300	481,300	Year End Roll	12/20/2017
2017	102	FV	436,000	3300	.		439,300	439,300	Year End Roll	1/3/2017
2016	102	FV	436,000	3300	.		439,300	439,300	Year End	1/4/2016
2015	102	FV	403,200	3300	.		406,500	406,500	Year End Roll	12/11/2014
2014	102	FV	393,800	3300	.		397,100	397,100	Year End Roll	12/16/2013

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
YANOFISKY LAURE	66314-222		10/30/2015		469,000	No	No		
WRIGLEY ALAN A/	59191-586		5/30/2012		371,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/11/2020	216	Solar Pa	9,650	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/10/2018	Measured	DGM	D Mann
5/20/2013	NEW CONDO	BR	B Rossignol
8/30/2012	MLS	EMK	Ellen K

Sign:

VERIFICATION OF VISIT NOT DATA

__/__/__

DISCLAIMER

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

EXTERIOR INFORMATION

Type:	99	- Condo Conv
Sty Ht:	1	- 1 Story
(Liv) Units:	1	Total: 1
Foundation:	3	- BrickorStone
Frame:	1	- Wood
Prime Wall:	1	- Wood Shingle
Sec Wall:		%
Roof Struct:	2	- Hip
Roof Cover:	1	- Asphalt Shgl
Color:	BROWN	
View / Desir:		

GENERAL INFORMATION

Grade:	C+	- Average (+)
Year Blt:	1922	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:	G14	Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall:	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall:		% Sprinkled:	

MOBILE HOME

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X10	A	AV	1940	27.50	T	40	102			3,300			3,300